SPRING MILL STATION NORTHEAST QUADRANT PUD

22' L.S.E. INSTR #20050006895

UNPLATTED LANDS

OWNER: COMMERCIAL DEVELOPMENT PROPERTIES USE: COMMERCIAL SHOPS

(SHOWN FOR VISUAL PURPOSES ONLY)

EASEMENTS AS SHOWN HEREON.

THIS PLAT CONSISTS OF 3 LOTS NUMBERED 1, 2 AND 3 TOGETHER WITH

THE LOCATIONS AND DIMENSIONS OF THE LOTS, COMMON AREAS AND EASEMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS PLAT IS SUBJECT TO THE SECOND AMENDMENT TO RECIPROCAL

EASEMENT AGREEMENT-STORE J-970 (TO BE RECORDED).

PART OF THE NW 1/4 OF SEC. 11-T18N-R03E CITY OF WESTFIELD

NOTE: BOUNDARY INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY COMPLETED BY EMH&T. JOB NUMBER 2014-0371 AND DATED AUGUST 19, 2014 AND AN ALTA/ACSM LAND TITLE SURVEY COMPLETED BY EMH&T, JOB NUMBER 2013-1106 AND

DATED OCTOBER 18, 2013.

PSI ENERGY, INC. T.&E.E.

INSTR #200500060789

PSI ENERGY, INC. T.&E.E INSTR #200600007201

SPRINGMILL

SW COR. NW 1/4 SEC.11-T18N-R03E

MAG NAIL WITH BANNING WASHER

SURVEYOR'S OFFICE CORNER RECORD

FOUND PER HAMILTON COUNTY

🦻 ¦∘° INSTR #9561333

NOTE: LOTS 1, 2 AND 3 ARE SUBJECT TO A PIPELINE EASEMENT IN FAVOR OF MARATHON PIPE LINE COMPANY IN MISCELLANEOUS RECORD 97, PAGE 11. THE ACTUAL, CONSTRUCTED PIPELINE DOES NOT APPEAR TO AFFECT SAID LOTS (SEE ALTA/ACSM LAND TITLE SURVEY COMPLETED BY EMH&T, JOB NUMBER 2014-0371 AND DATED AUGUST 19, 2014.)

> SEC.11-T18N-Ŕ03E HARRISON MONUMENT

FOUND PER HAMILTON COUNTY

SURVEYOR'S OFFICE CORNER RECORD

S89°57'20"W 252.00

LOT 3

1.784 ACRES ±

1.441 ACRES ± (NET)

- PSI ENERGY, INC. T.&E.E. INSTR #200600018345

N89°57'20"E 312.00

TOWN OF WESTFIELD

INSTR 200600056254

LAND DESCRIPTIONS:

LOT 1 - OWNER OF RECORD: KROGER LIMITED PARTNERSHIP

A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 03 EAST, IN THE CITY OF WESTFIELD, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING MORE PARTICULARLY **DESCRIBED AS FOLLOWS:**

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION; THENCE NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION A DISTANCE OF 1203.25 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 40 SECONDS WEST A DISTANCE OF 44.66 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 161ST STREET AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 11 MINUTES 17 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1035.76 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 43 SECONDS WEST A DISTANCE OF 5.02 FEET: THENCE NORTH 89 DEGREES 11 MINUTES 17 SECONDS EAST A DISTANCE OF 439.90 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 43 SECONDS WEST A DISTANCE OF 262.00 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 17 SECONDS EAST A DISTANCE OF 235.18 FEET: THENCE NORTH 00 DEGREES 48 MINUTES 43 SECONDS WEST A DISTANCE OF 180.69 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 17 SECONDS EAST A DISTANCE OF 366.67 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 40 SECONDS EAST A DISTANCE OF 447.77 FEET TO THE POINT OF BEGINNING. CONTAINING 5.231 ACRES, MORE OR LESS; SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS.

> TOWNHOMES AT COUNTRYSIDE SECTION 13 OWNER: COUNTRYSIDE HOMEOWNERS ASSOCIATION, INC. USE: CONDOMINIUMS (SHOWN FOR VISUAL PURPOSES ONLY)

> > 15'S.S.E.

INSTR #200600056256

LOT 2 - OWNER OF RECORD: KROGER LIMITED PARTNERSHIP I

A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 03 EAST, IN THE CITY OF WESTFIELD, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING MORE PARTICULARLY **DESCRIBED AS FOLLOWS:**

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION; THENCE NORTH 00 DEGREES 02 MINUTES 40 SECONDS WEST (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER SECTION A DISTANCE OF 316.60 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 17 SECONDS EAST A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 11 MINUTES 17 SECONDS EAST A DISTANCE OF 118.85 FEET; THENCE SOUTH 00 DEGREES 48 MINUTES 43 SECONDS EAST A DISTANCE OF 272.16 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 161ST STREET; THENCE SOUTH 89 DEGREES 11 MINUTES 17 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 82.30 FEET; THENCE NORTH 46 DEGREES 03 MINUTES 43 SECONDS WEST A DISTANCE OF 55.79 TO THE EAST RIGHT-OF-WAY LINE OF SPRING MILL ROAD; THENCE NORTH 00 DEGREES 03 MINUTES 23 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 232.90 FEET TO THE POINT OF BEGINNING. CONTAINING 0.736 ACRES, MORE OR LESS; SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS.

LOT 3 - OWNER OF RECORD: KROGER LIMITED PARTNERSHIP I

42.00

A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 03 EAST, IN THE CITY OF WESTFIELD, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING MORE PARTICULARLY **DESCRIBED AS FOLLOWS:**

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION: THENCE NORTH 00 DEGREES 02 MINUTES 40 SECONDS WEST (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER SECTION A DISTANCE OF 361.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST A DISTANCE OF 312.00 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 41 SECONDS WEST A DISTANCE OF 249.02 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 20 SECONDS WEST A DISTANCE OF 312.00 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 02 MINUTES 40 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 249.02 FEET TO THE POINT OF BEGINNING; CONTAINING 1.784 ACRES, MORE OR LESS; SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS.





SITE LOCATION MAP

No Scale

Job No. 2014-0371

1" = 50'

PRIMARY PLAT

N89°11'57"E

INSTR 200600056254

TOWN OF WESTFIELD VAR. WIDTH W.E.

INSTR 200600056255

SOUTH LINE NW 1/4 SEC.11-T18N-R03E

ZONING: LOTS 1, 2 & 3 - "SPRING MILL STATION NORTHEAST QUADRANT PUD" WITH UNDERLYING ZONING "GB" SOURCE OF TITLE: LOT 1 & 2 INSTR 2006-3057, LOT 3 TO BE DETERMINED

161st STREET

PREPARED BY: BRUCE E. STRACK, PLS

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN

THIS DOCUMENT, UNLESS REQUIRED BY LAW.

LOT 1 N89°11'17"E 5.231 ACRES ± **PLAT LEGEND EXISTING SECTION CORNER** INSTR RECORDED INSTRUMENT W.E. WATERLINE EASEMENT EXISTING MONUMENT T.&E.E. TELECOMM & ELECTRIC EASEMENT 4"x4" SQUARE CONCRETE MONUMENT 36" IN LENGTH WITH "+" STAMP TO BE L.S.E. LANDSCAPE EASEMENT TOWN OF WESTFIELD-● 5/8' DIAMETER REBAR 36" IN LENGTH WITH S.S.E. SANITARY SEWER EASEMENT INSTR #200600056256 SURVEYOR'S IDENTIFICATION CAP TO BE B.S.L. BUILDING SETBACK LINE N.B.E. NO BUILD EASEMENT TOWN OF WESTFIELD -INSTR 200600056254 INSTR 200600056255 VAR. WIDTH W.E. INSTR 200600056255 TOWN OF WESTFIELD INSTR 200600056254

DEDICATED R/W - INSTR #200600056249

15' W.E.

INSTR 200600056254

TOWN OF WESTFIELD

INSTR 200600056255

SE COR. NW 1/4 SEC.11-T18N-R03E

HARRISON MONUMENT

FOUND PER HAMILTON COUNTY SURVEYOR'S OFFICE CORNER RECORD

1 inch = 50 feet

GRAPHIC SCALE

Date: SEPTEMBER 3, 2014